KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT

FILE #: 3-B-09-UR | **AGENDA ITEM #: 64**

AGENDA DATE: 3/12/2009

APPLICANT:	**WILLIAMS & ASSOCIATES - TROY MOORE**
OWNER(S):	BUDDY BRANAM GARY & JANICE HINES ROBERT SPARLS
TAX ID NUMBER:	122 E A 3, 3.01, 9, 9.01, 25 AND PARCELS 25.01, 26, 26.01, 27 & 46
JURISDICTION:	County Commission District 9
LOCATION:	**Southwest side of Edington Rd., northeast side of Wells Rd., northeast side of Greeley Ford Rd.**
APPX. SIZE OF TRACT:	**22.73 acres**
SECTOR PLAN:	South County
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)
ACCESSIBILITY:	Access is via Edington Rd., a minor collector street with an 18' pavement width within a 40' right-of-way.
UTILITIES:	Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board
WATERSHED:	Goose Creek
ZONING:	**PR (Planned Residential) - Pending**
EXISTING LAND USE:	**Residences and vacant land**
PROPOSED USE:	**Detached and attached residential - student housing development** 2.86 du/ac
HISTORY OF ZONING:	Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density of up to 3 du/ac on January 8, 2009. The request has not been acted on by Knox County Commission.
SURROUNDING LAND USE AND ZONING:	North: Student housing development / PR (Planned Residential) South: Residences / RA (Low Density Residential) & CA (General Business) East: Residences / RA (Low Density Residential) West: Residences / RA (Low Density Residential)
NEIGHBORHOOD CONTEXT:	This site is in a transition area between multi-dwelling developments (primarily student housing) to the north and established detached residential subdivisions to the south, east and west.

STAFF RECOMMENDATION:

APPROVE the development plan for up to 65 residential dwelling units with a maximum of 244 bedrooms subject to 13 conditions

1. Approval by Knox County Commission of the rezoning request (11-B-08-RZ) to PR (Planned Residential)

at a density that will allow the proposed development and meeting all conditions of the rezoning approval.
2. Prior to obtaining a grading permit for the site, providing verification of participation in the KUB sewer capacity reservation program.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Approval by the Knox County Board of Zoning Appeals of the variance for the reduction in the size of the parking stalls proposed for the development.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
7. Revising the landscape plan to include landscaping within the peripheral setback along Greeley Ford Rd., subject to approval by Planning Commission Staff.
8. Installing all landscaping, as shown on the revised landscape plan, within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
9. Obtaining approval of a final plat consolidating the tax parcels into s single lot and recording that plat with the Knox County Register of Deeds.
10. Prior to the issuance of any building permits, establishing and certifying a minimum of 300' of sight distance in both directions along Edington Rd.
11. Improving the vertical curve at STA 5+00, as shown on sheet 05 (Road Profiles), in order to provide adequate sight distance along that section of the driveway, subject to Knox County Department of Engineering and Public Works approval.
12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
13. Sign plans are subject to compliance with the Knox County Zoning Ordinance and approval by the Knox County Sign Inspector.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) district and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a 65 unit multi-dwelling complex on approximately 22.73 acres at a density of 2.86 du/ac. The property is located on the southwest side of Edington Rd., south of Cherokee Trail and north of Willoughby Rd.

The Planning Commission considered a rezoning request (11-B-08-RZ) for this property and recommended approval with conditions of PR (Planned Residential) zoning at a density of up to 3 du/ac on January 8, 2009. The Knox County Commission has postponed action on this case until their March 23, 2009 meeting.

This 65 unit development which includes a mix of single and duplex residential units will be rented out as student housing. The proposed development plan identifies the number of bedrooms provided in each dwelling unit with a total of 244 bedrooms. Dwelling unit floor plans and elevations are attached. The required parking for the proposed development based on dwelling units would be 130 spaces. Since this will be a student housing development with rentals being by bedrooms and not units, the applicant is providing 281 parking spaces at an average of 1.15 parking spaces per bedroom which will also allow for guest parking.

Recreational amenities include a clubhouse, swimming pool and volley ball court. Sidewalks are provided throughout the development.

The applicant has submitted a traffic impact study for the proposed development. This analysis is based on trip rates for student housing instead of using detached residential and duplex trip rates. Based on the analysis, the study shows that the existing road system will continue to operate at acceptable levels of service with the addition of the proposed development and therefore no traffic improvements are recommended.

Based on a sight distance survey, the applicant's engineer has identified that 300' of sight distance will be available at the development entrance in both directions along Edington Rd.

Since this development is outside the City limits of Knoxville, Knoxville Area Transit (KAT) will not provide

shuttle service between the proposed student housing project and the University of Tennessee Campus as they do for the student housing developments on Cherokee Trail

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that has been prepared for the development identifies that the existing road system will continue to operate at acceptable levels of services with the proposed development and therefore no traffic improvements are recommended.
3. As a proposed student housing development there will be minimal impact on the public school system.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use-on-review.
2. The proposed student housing development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located on a collector street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South County Sector Plan proposes low density residential uses for the site. At a proposed density of 2.86 du/ac, the development complies with the Sector Plan and the recommended rezoning of the site to PR at a density of up to 3 du/ac).
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 697 (average daily vehicle trips)

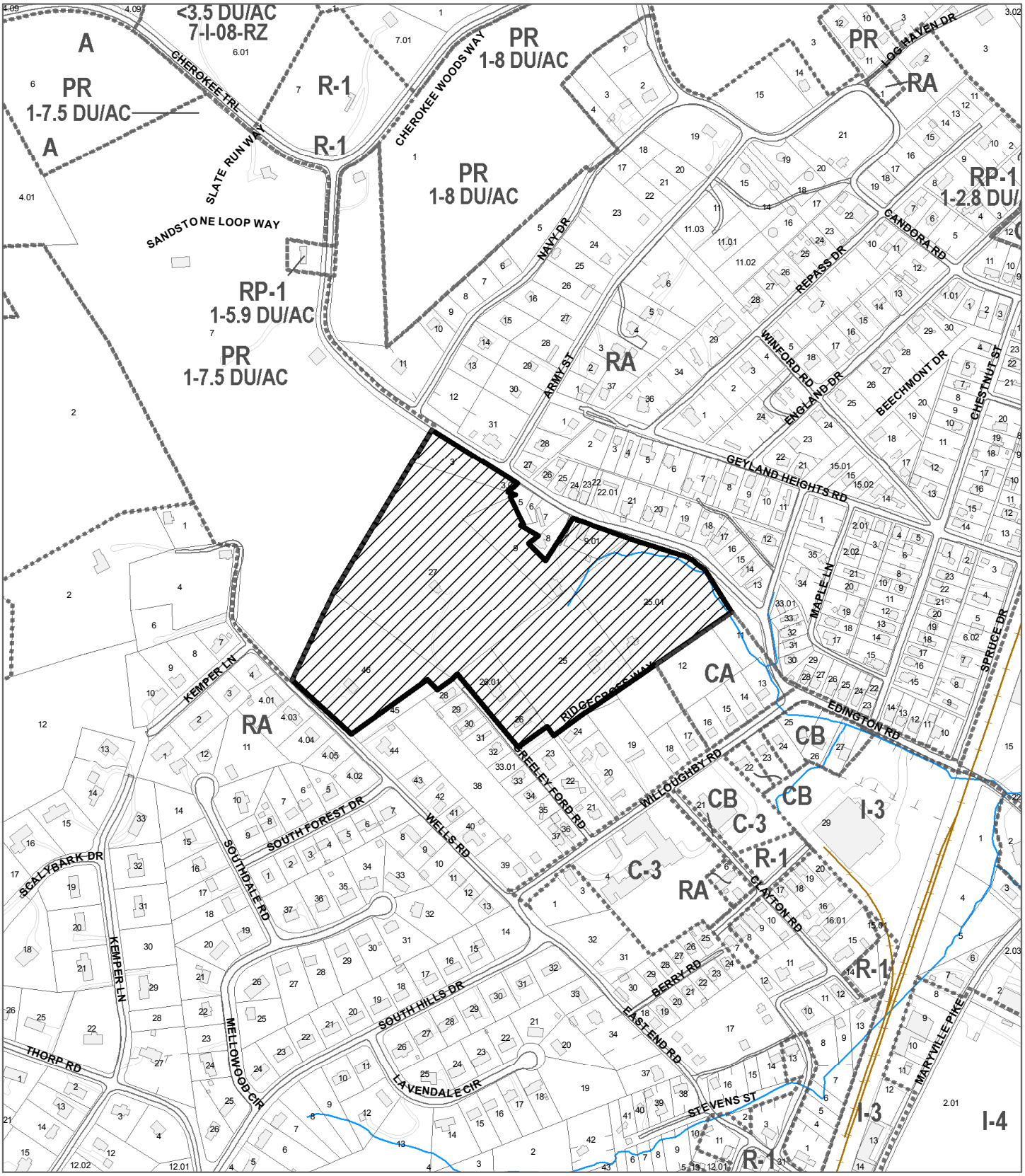
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 19 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Mount Olive Elementary, South-Doyle Middle, and South-Doyle High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



3-B-09-UR
USE ON REVIEW

Petitioner: Williams & Associates - Troy Moore

Detached and attached residential - student housing development in PR (Planned Residential) - Pending

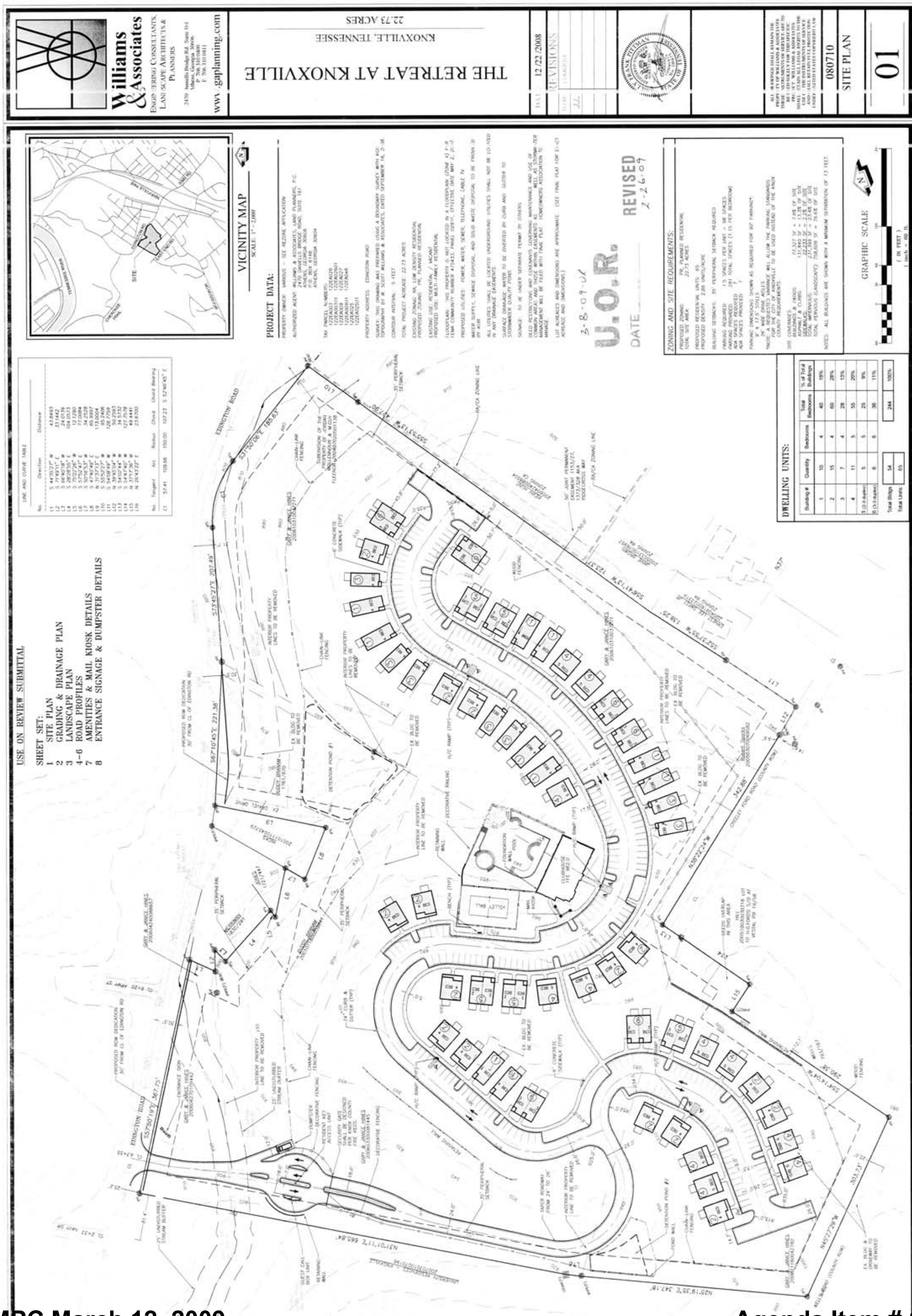
Map No: 122
Jurisdiction: County

0 500
Feet

N

Original Print Date: 2/27/2009 Revised:
*Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902*

MPC March 12, 2009 **Agenda Item # 64**


THE RETREAT AT KNOXVILLE
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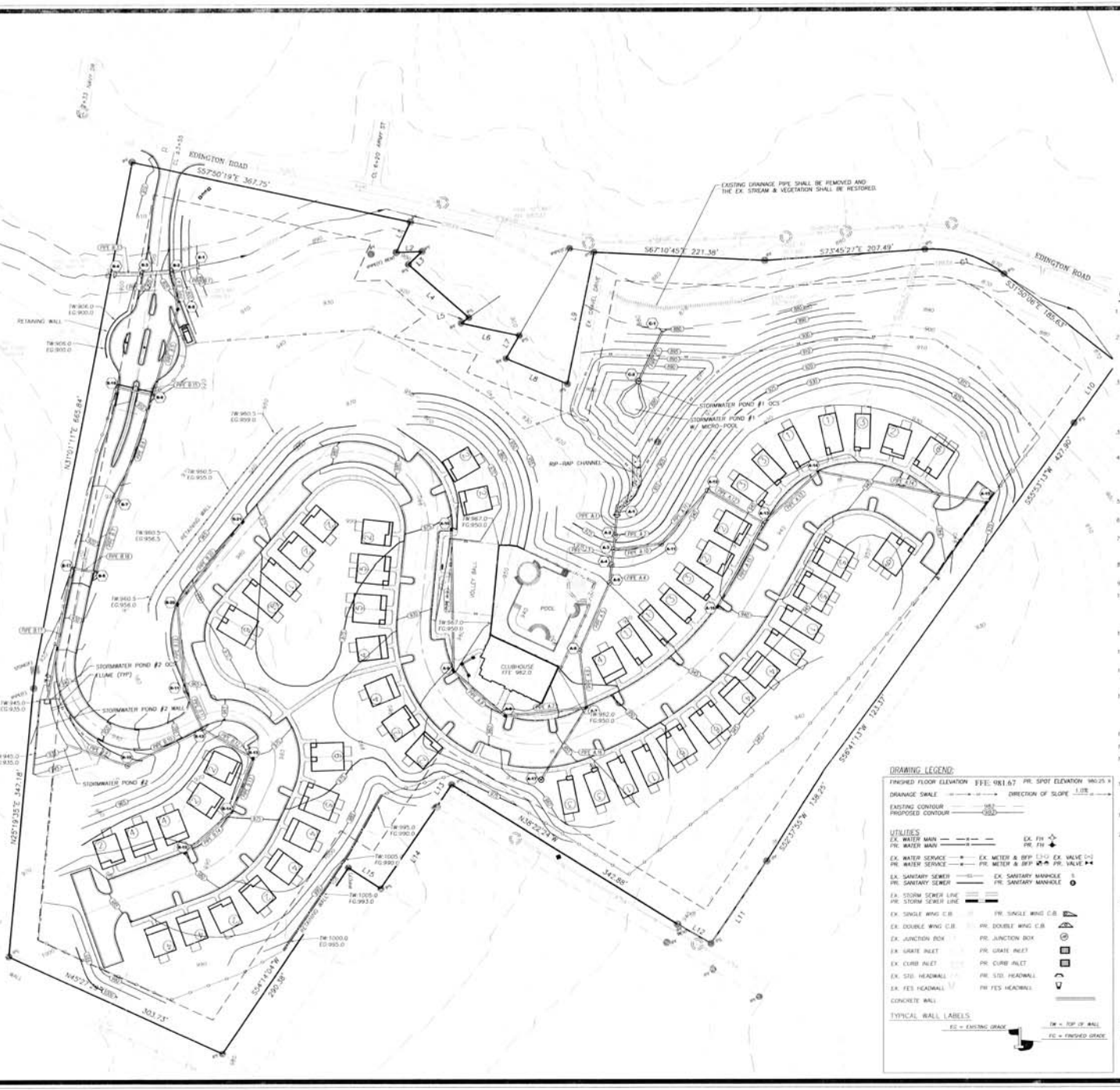
Williams & Associates
Engineering Consultants, Landscape Architects & Planners
www.gaplanning.com
12/22/2008
080710
SITE PLAN
01
USE ON REVIEW SUBMITTAL
SHEET SET:
1 SITE PLAN
2 GRADING & DRAINAGE PLAN
3 LANDSCAPE PLAN
4-6 ROAD PROFILES
7 AMENITIES & MAIL KIOSK DETAILS
8 ENTRANCE SIGNAGE & DUMPSTER DETAILS
VICINITY MAP
PROJECT DATA:
ZONING AND SITE REQUIREMENTS:
DWELLING UNITS:
U.O.R.
REVISED
GRAPHIC SCALE
EDINGTON ROAD



VICINITY MAP

SCALE: 1" = 2,000'

GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE SITE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE OR BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE. WILLIAMS & ASSOCIATES DOES NOT GUARANTEE THAT THE EXISTING UTILITIES LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOUR BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS AS SHOWN ON PLANS. CONTRACTOR SHALL NOTIFY WILLIAMS & ASSOCIATES WITHIN 24 HOURS OF THE DISCOVERY OF UTILITY CONFLICTS. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
4. THE CONTRACTOR SHALL ADHERE TO:
   a. ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY.
   b. THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
   c. ALL "GOVERNING AGENCY" ORDINANCES AND DEVELOPMENT REQUIREMENTS AS DEFINED BY GOVERNING AGENCIES RULES AND REGULATIONS.
5. SITE GRADING SHALL NOT PROCEED UNTIL TREE PROTECTION FENCING, EROSION CONTROL AND MONITORING EQUIPMENT HAS BEEN INSTALLED.
6. SITE CLEARING AND GRADING SHALL NOT PROCEED UNTIL 14 DAYS AFTER AN NOI HAS BEEN FILED WITH THE APPROPRIATE NRCS FIELD OFFICE.
7. GRADES SHOWN HEREON ARE FINISHED GRADES. ALL SPOT ELEVATIONS ARE AT FINISHED GRADE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SUBGRADES.
8. CONTOUR INTERVAL 2' - TOPOGRAPHY IS FROM A FIELD RUN SURVEY BY W. SCOTT WILLIAMS & ASSOCIATES DATED 11-14-2009.
9. ALL SLOPES ARE TO BE GRADED AT A MAXIMUM OF 2' HORIZONTAL TO 1' VERTICAL.
10. ALL FILL MATERIAL IN THE PAVED AREAS TO BE COMPACTED TO 98 % OF THE STANDARD PROCTOR DENSITY. ALL FILL MATERIAL IN THE PROPOSED BUILDING AREA AND UNDERNEATH ALL FOOTINGS IS TO BE COMPACTED TO 100% STANDARD PROCTOR DENSITY. UNDERCUTTING IS REQUIRED IN ALL AREAS WHERE MATERIALS ARE DETERMINED TO BE UNSUITABLE FOR STRUCTURAL BACKFILL MATERIAL.
11. ALL DISCREPANCIES IN THE EXISTING OR PROPOSED GRADING PLAN SHOULD BE REPORTED TO WILLIAMS & ASSOCIATES IMMEDIATELY.
12. TREES, STUMPS, ROOTS, DEBRIS, JUNK AND OTHERWISE DELETERIOUS MATERIAL MUST NOT BE BURIED OR DISPOSED OF ON SITE.
13. ALL AREAS TO BE GRADED ARE TO BE CLEARED AND HAVE TOPSOIL REMOVED AND STOCKPILED. FILL AREAS SHOULD BE SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING FILL MATERIAL.
14. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES INDICATED ON THE EROSION CONTROL PLANS. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
15. FFE = FINISHED GROUND FLOOR ELEVATION.
16. ALL PROPOSED UTILITIES ARE UNDERGROUND.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. GRADES ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5 %. GRADES ACCESSIBLE HANDICAP RAMPS SHALL NOT EXCEED 8.33%.
18. PRIOR TO PERFORMING ANY LAND DISTURBING ACTIVITIES OR WHEN WORK IS TO BE PERFORMED WITHIN 10 FEET OF HIGH VOLTAGE OVERHEAD POWER LINES, THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY THE UTILITY PROTECTION CENTER AT 811. A 72 HOUR ADVANCED NOTICE IS REQUIRED.
19. CONCRETE FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
20. RETAINING WALL OVER 4' IN HEIGHT AND PART OF INITIAL INFRASTRUCTURE WILL BE REQUIRED TO BE INSPECTED BY DESIGN PROFESSIONAL OR REPRESENTATIVE AND THE INSPECTION REPORT WILL BE REQUIRED AT TIME OF CO.

3-3-09-UK
REVISED
2-26-09

DRAWING LEGEND:

FINISHED FLOOR ELEVATION FFE 981.67 PR. SPOT ELEVATION 960.25 x
DRAINAGE SWALE DIRECTION OF SLOPE 1.0%
EXISTING CONTOUR 982
PROPOSED CONTOUR 982

UTILITIES
EX. WATER MAIN / PR. WATER MAIN — EX. FH / PR. FH
EX. WATER SERVICE / PR. WATER SERVICE — EX. METER & BFP / PR. METER & BFP — EX. VALVE / PR. VALVE
EX. SANITARY SEWER / PR. SANITARY SEWER — EX. SANITARY MANHOLE / PR. SANITARY MANHOLE
EX. STORM SEWER LINE / PR. STORM SEWER LINE
EX. SINGLE WING C.B. — PR. SINGLE WING C.B.
EX. DOUBLE WING C.B. — PR. DOUBLE WING C.B.
EX. JUNCTION BOX — PR. JUNCTION BOX
EX. GRATE INLET — PR. GRATE INLET
EX. CURB INLET — PR. CURB INLET
EX. STD. HEADWALL — PR. STD. HEADWALL
EX. FES HEADWALL — PR. FES HEADWALL
CONCRETE WALL

TYPICAL WALL LABELS
EG = EXISTING GRADE
TW = TOP OF WALL
FG = FINISHED GRADE

BEFORE YOU DIG
UTILITIES PROTECTION CENTER
CALL 811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG
THREE WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

Williams & Associates
ENGINEERING CONSULTANTS, LANDSCAPE ARCHITECTS & PLANNERS
270 Dunwoody Bridge Rd. Suite 161
Athens, Georgia 30606
P 706.310.0800
F 706.310.0811
www.gaplanning.com

THE RETREAT AT KNOXVILLE

KNOXVILLE, TENNESSEE

22.73 ACRES

DATE 12/22/2008

REVISIONS

NO.	DESCRIPTION
1.	
2.	

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. WILLIAMS & ASSOCIATES SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

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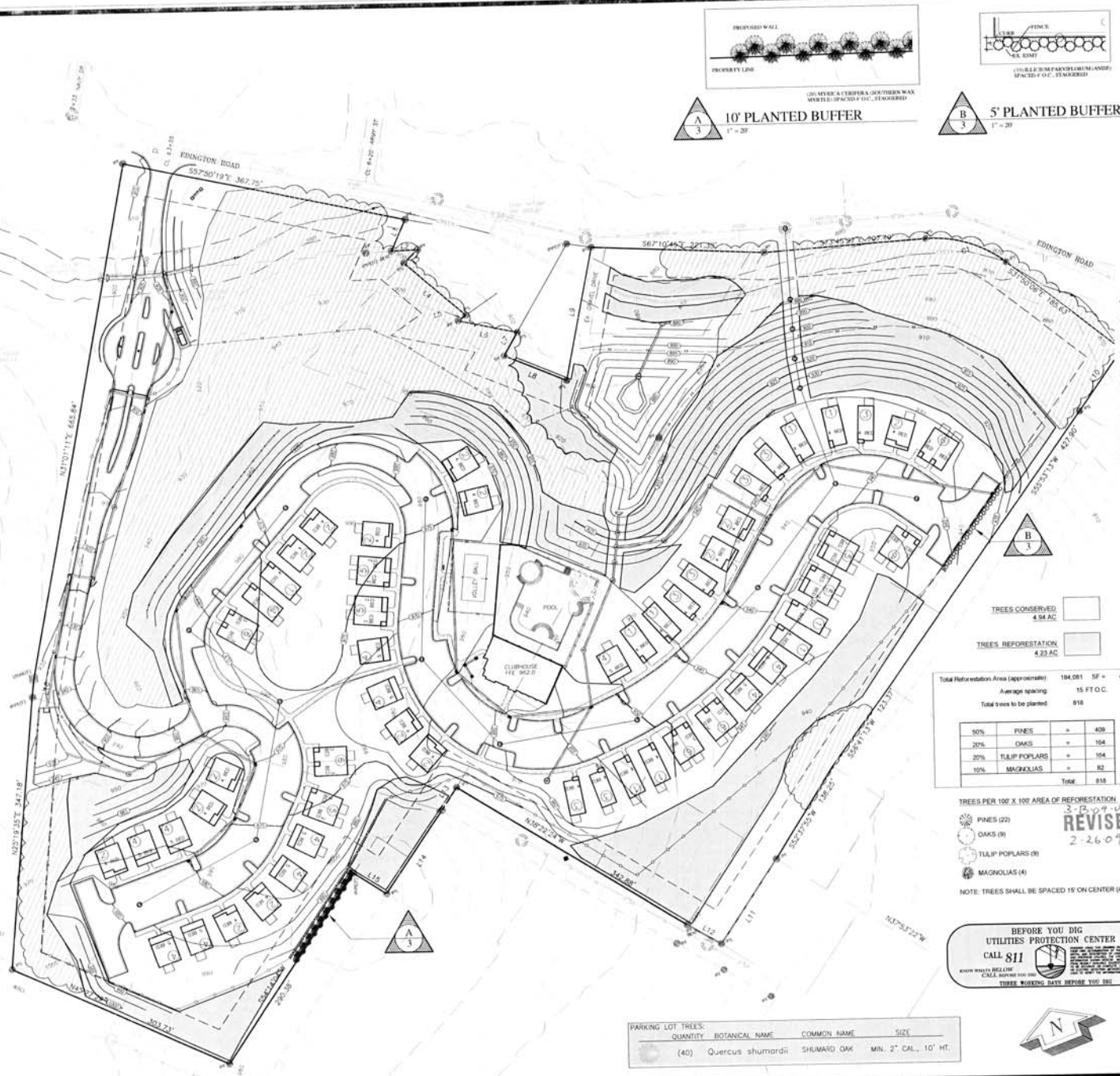
GRADING & DRAINAGE PLAN

02



PARKING LOT TREES:

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
(40)	Quercus shumardii	SHUMARD OAK	MIN. 2" CAL., 10' HT.

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THE RETREAT AT KNOXVILLE
KNOXVILLE, TENNESSEE
22.73 ACRES

DATE 12/22/2008
REVISIONS
NO. DATE COMMENT

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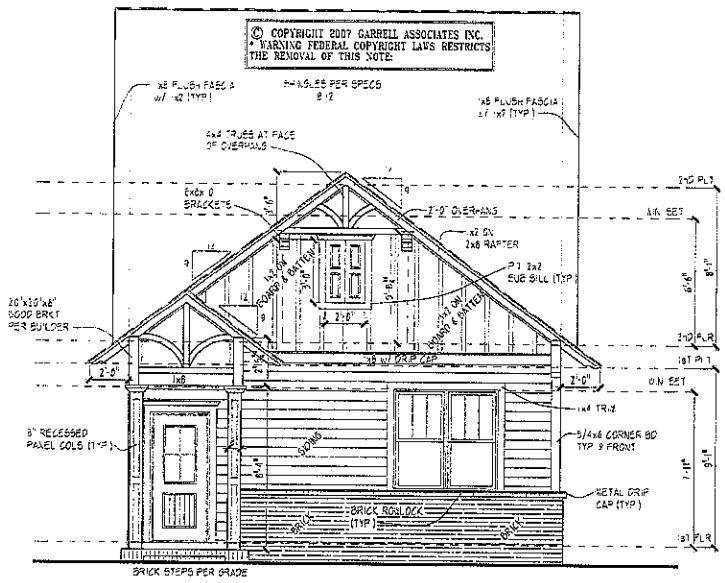
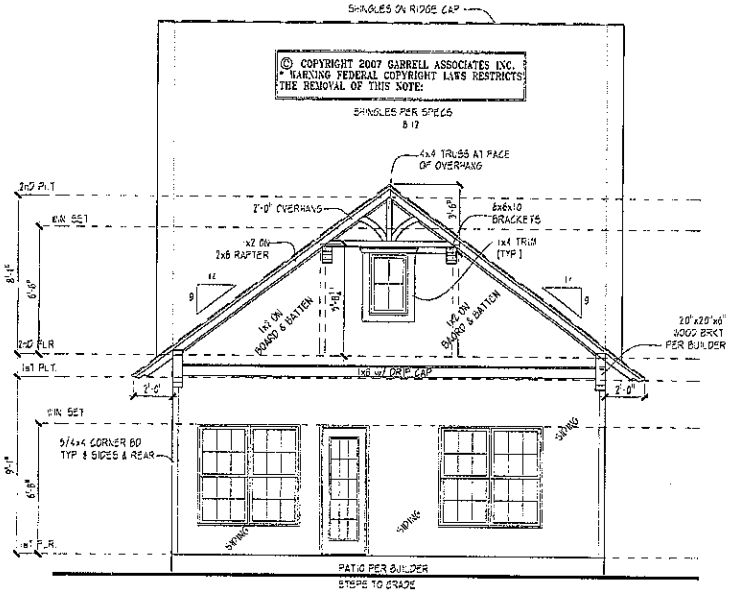
LANDSCAPE PLAN
03



FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES REGULATIONS AND LATEST CABO AMERICAN CIVIL BUILDING CODE & THE CURRENT ADDENDUM
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO GARRELL ASSOCIATES, INC FOR JUSTIFICATION OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED
4. ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND MUST REST ON UNDISTURBED SOIL WITH ADEQUATE BEARING CAPACITY TO SUPPORT THE STRUCTURE. A LOCAL ENGINEER MUST BE CONSULTED FOR PROPER FOOTING AND RE-INFORCEMENT SIZES
5. CONTRACTOR TO ENSURE COMPATABILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS
6. REINFORCE FOUNDATION WALLS PER LOCAL CODES
7. ALL FOUNDATION AND STRUCTURAL HEADERS SHALL BE DESIGNED AND STAMPED BY AN ENGINEER THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT AND VERIFICATION OF ALL STRUCTURAL DESIGNS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO ENSURE A WELL CONSTRUCTED AND SAFE STRUCTURE
8. ALL WOOD, COLUMNS AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL STATE AND LOCAL BUILDING CODES
9. ALL COLUMNS OR SOLID PANELS SHALL BE FASTENED TO GIRDER AND TERMINATE LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO THE CAPACITY SOILS
10. GARRELL ASSOCIATES ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN
11. THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY
12. GARRELL ASSOCIATES INC. IS THE SOLE OWNER OF THIS OR ANY DERIVATIVE WORK OF CATION OF THIS COPYRIGHT PROTECTED PLAN
13. ARCHITECTURAL DESIGN ABOVE ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 12" DEPTH. ENGINEER SHALL RELATE FLOOR DEPTH TO STAIR DESIGN AND WORK ACCORDINGLY. LOFT FLOOR SYSTEMS DEEPER THAN 12" DEPTH CAN ADVERSELY IMPACT FLOOR PLAN DESIGN
14. THE STRUCTURE PREPARED BY GARRELL ASSOCIATES INC. ARE ARCHITECTURAL & NON-LOAD STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES

3-B-09-UR

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R&M DEVELOPMENT, LLC
COLUMBIA, SC

GARRELL ASSOCIATES, INC.
780 HEATHERWOOD BLVD
SUITE 203
SUWANEE, GA 30024
PHONE (770) 614-3339
WWW.GARRELLASSOCIATES.COM

UNIT-1 ELEVATION-'A'
FRONT & REAR ELEVATIONS

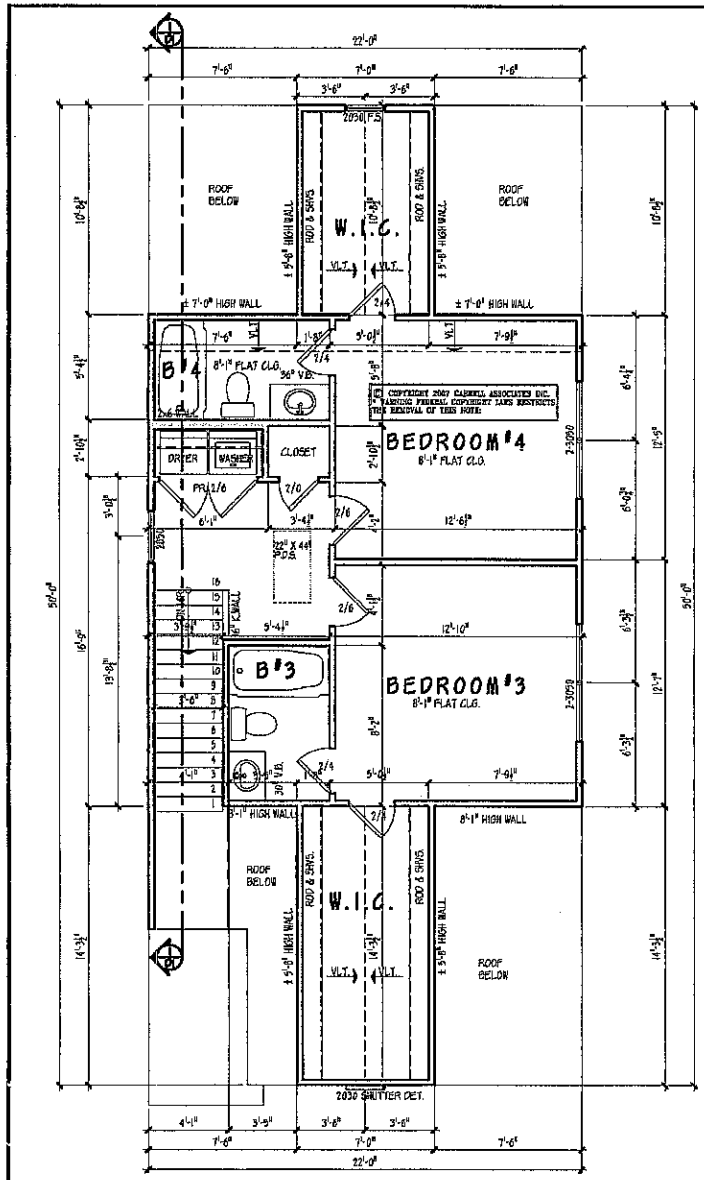
DRAWN BY	VG
DATE	02/08/07

REV No.	DATE
1	03/30/07 (VG)
04115	06/14/04(VG)

SUBDIVISION / PLAN

JOB No. 07301

SHEET No. E1



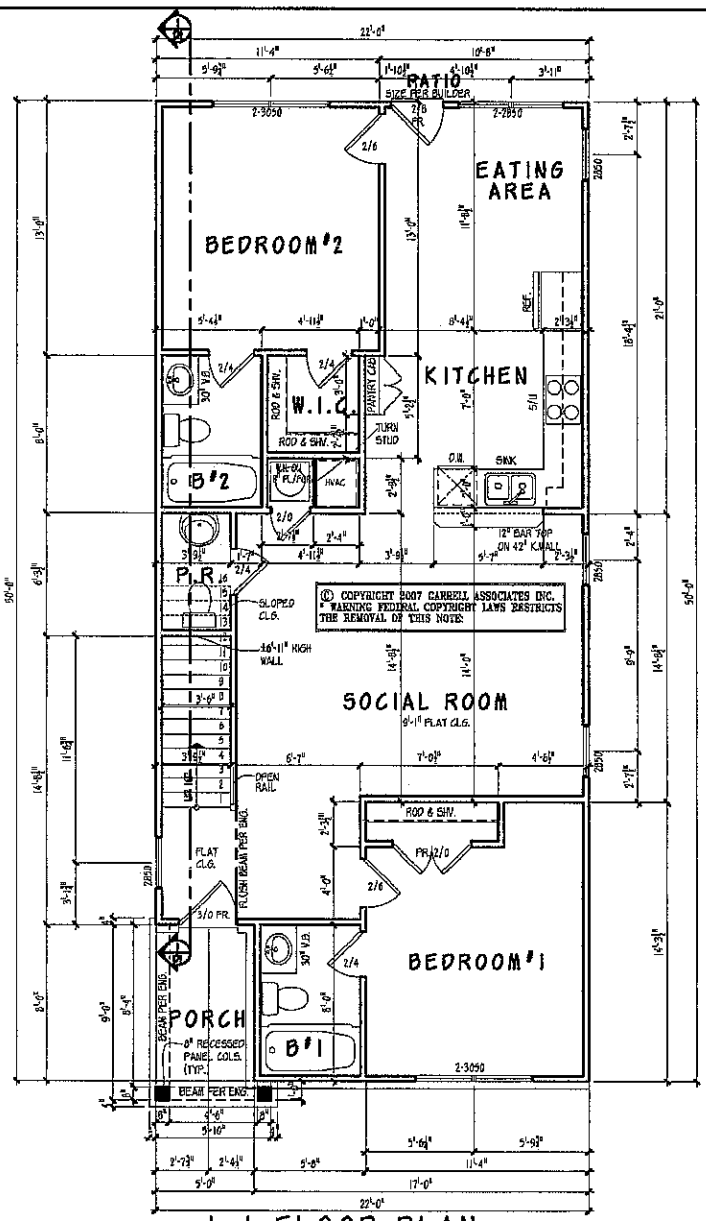
2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND LATEST CURR INTERNATIONAL BUILDING CODE WITH CURRENT ADDENDUM.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO CARRELL ASSOCIATES, INC. FOR JUSTIFICATION OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR WORKS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
4. ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ADEQUATE BEARING CAPACITY TO SUPPORT THE STRUCTURE. A LOCAL ENGINEER MUST BE CONSULTED FOR PROPER FOOTING AND REINFORCEMENT SIZES.
5. CONTRACTOR TO ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. REINFORCE FOUNDATION WALLS PER LOCAL CODES.
7. ALL FOUNDATION AND STRUCTURAL WORKING SHALL BE DESIGNED AND STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONNECTIONS TO MEET ALL LOCAL CODES AND TO ASSURE A WELL CONSTRUCTED AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET MINIMUM STATE AND LOCAL BUILDING CODES.
9. ALL COLUMNS OR BOLD FOOTINGS SHALL BE DESIGNED TO CARRY AND TRANSMIT LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO FULL CAPACITY SOILS.
10. CARRELL ASSOCIATES ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
11. THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
12. CARRELL ASSOCIATES INC. IS THE SOLE OWNER OF THIS OR ANY DERIVATIVE MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN.
13. ARCHITECTURAL BEAM ARRANGEMENT FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH. ENGINEER SHALL RELATE FLOOR DEPTH TO STAIR DESIGN AND MODIFY ACCORDINGLY. NOTED FLOOR SYSTEMS DEEPER THAN 14" IN DEPTH CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.
14. THE DRAWINGS PREPARED BY CARRELL ASSOCIATES INC. ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.

SQUARE FOOTAGES	
FIRST FLOOR	1060 S.F.
SECOND FLOOR	683 S.F.
SUBTOTAL	1743 S.F.
PORCH	46 S.F.
OTHER	XXXX
TOTAL	1789 S.F.



1st FLOOR PLAN

SCALE: 1/4" = 1'-0"

3-B-09-UR

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CARRELL ASSOCIATES, INC.
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SUITE 300
SUWANEE, GA 30024
PHONE (770) 614-3004
WWW.CARRELLASSOCIATES.COM

THE UNIT-1 ELEVATION-'A'
1st & 2nd FLR. PLANS

DRAWN BY: JJD
DATE: 06/08/07

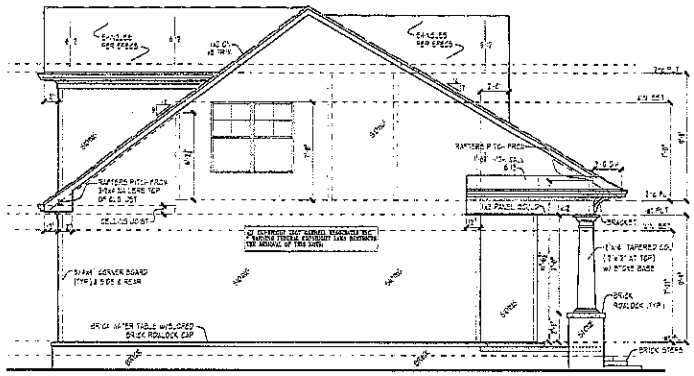
REV No.	DATE
1	06/30/07 (JJD)
04115	06/14/09 (VJD)

SUBDIVISION / PLAN

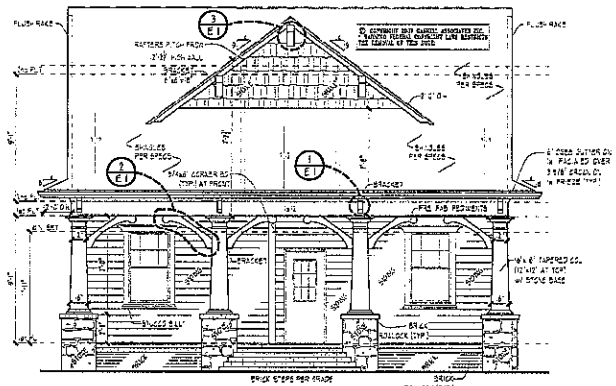
JOB No. 07301

SHEET No. A1

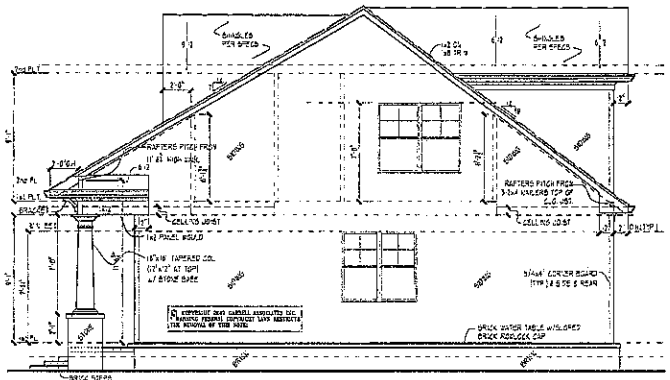
NOTE: THE DESIGNS DEPICTED IN THESE DRAWINGS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ARE NOT RELEASED TO THIRD PARTIES FOR CONSTRUCTION PURPOSES WITHOUT PAYMENT OF ARCHITECTURAL FEES. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF CARRELL ASSOCIATES, INC. AND ARE ALSO NOT TRANSFERABLE TO OTHER PARTIES EXCEPT AS APPROVED BY CARRELL ASSOCIATES, INC.



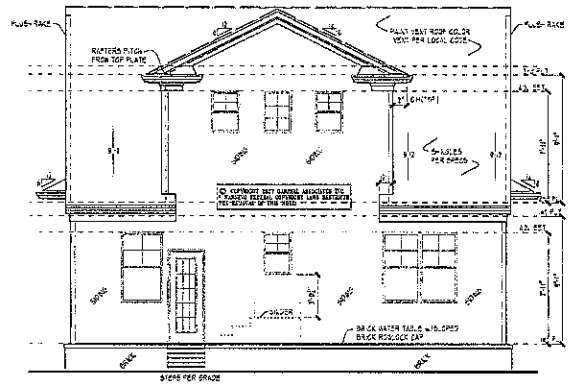
LEFT ELEVATION 'A'



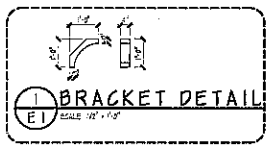
FRONT ELEVATION 'A'



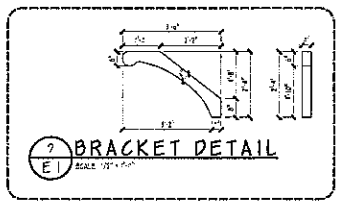
RIGHT ELEVATION 'A'



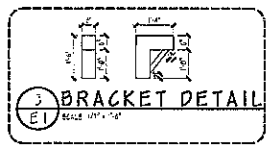
REAR ELEVATION 'A'



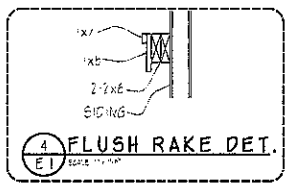
1/E1 BRACKET DETAIL



2/E1 BRACKET DETAIL



3/E1 BRACKET DETAIL



4/E1 FLUSH RAKE DET.

GENERAL NOTES

3-B-09-UR

R&M DEVELOPMENT, LLC

COLUMBIA, SC

GARRELL ASSOCIATES, INC.

UNIT-2 ELEVATION-'A'

ELEVATIONS

08/08/07

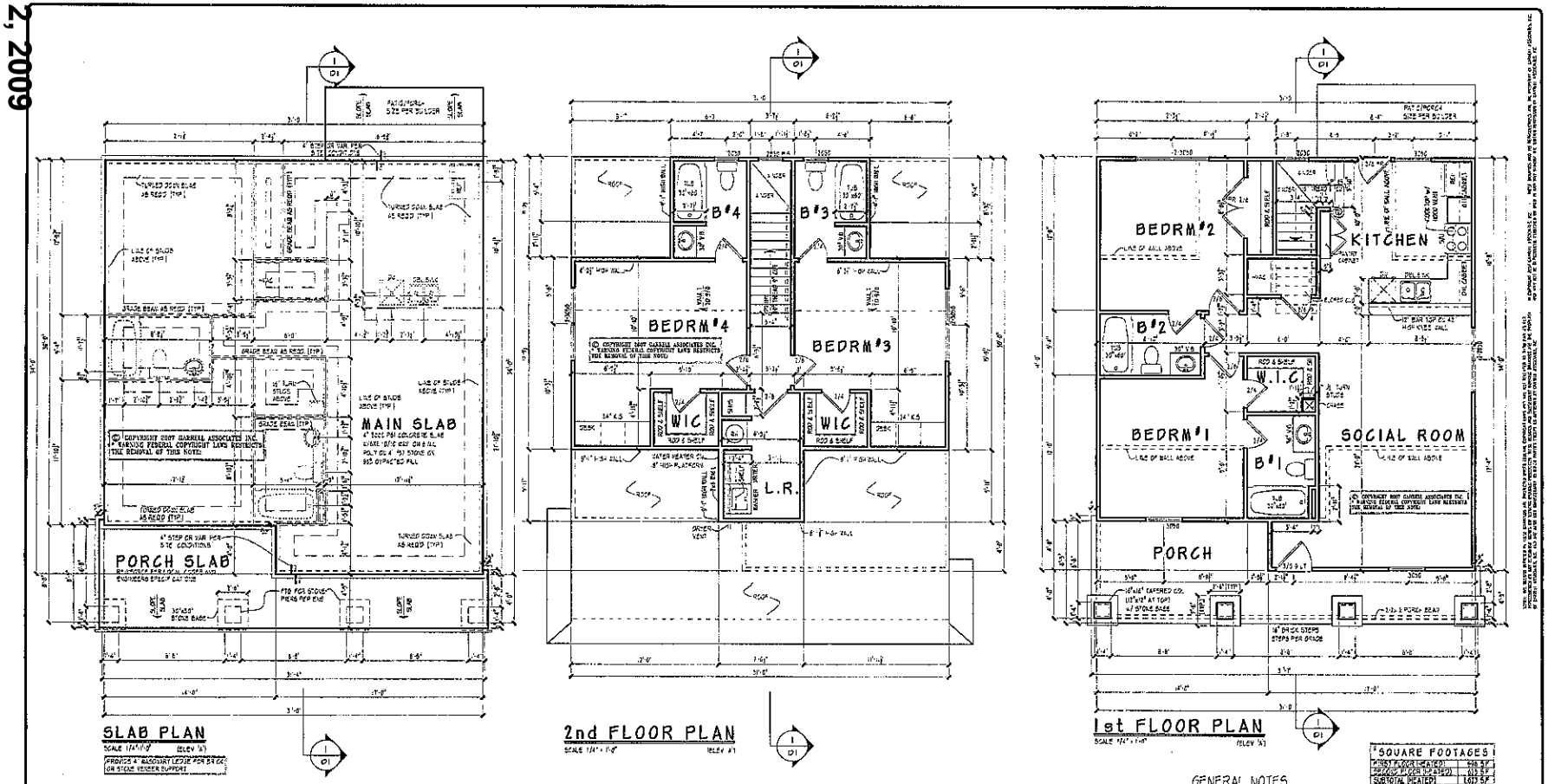
REV. NO	REV. DATE
1	(8/21/07 TO)
DELTA	(07/27/07 TO)

THIS DRAWING AND SPECIFICATION IS THE SOLE PROPERTY OF GARRELL ASSOCIATES, INC. AND MUST NOT BE LENT OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF GARRELL ASSOCIATES, INC.

CONTRACTOR, ENGINEER, ARCHITECT, SUBCONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

7302

DRAWN	SHEET NO
VD	E1



SQUARE FOOTAGES	
FIRST FLOOR (HEATED)	606 S.F.
PORCHES (FOOTPRINT)	415 S.F.
SUBTOTAL (HEATED)	1,021 S.F.
OTHER	3 XXX S.F.
OTHER	3 XXX S.F.
GROSS TOTAL	1,013 S.F.

*CALCULATED PER U.L.C. INDUSTRY STD. TO OUTSIDE FACE OF STUD. STAIRS & 1-STORY COUNTED ONCE.

GENERAL NOTES

3-B-09-UR

R&M DEVELOPMENT, LLC

COLUMBIA, SC

GARRELL ASSOCIATES INC.

UNIT-2 ELEVATION-'A'

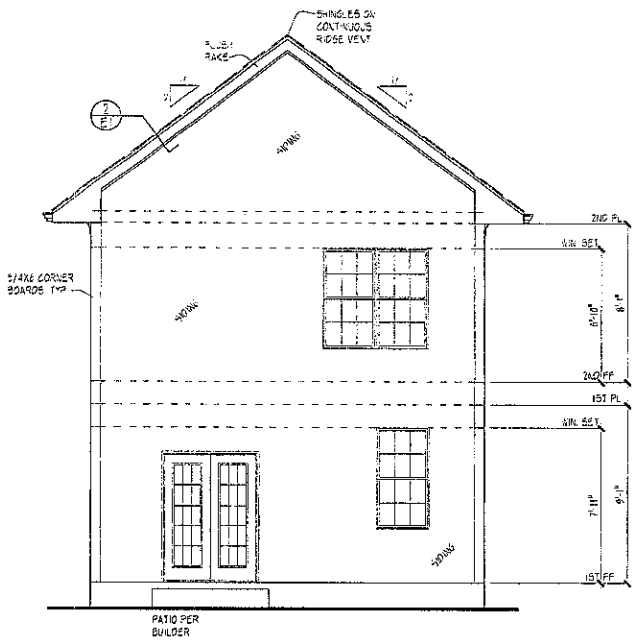
FLOOR & SLAB PLANS

08/08/07

REV. NO	REV. DATE
	08/22/07 (V1.NO)

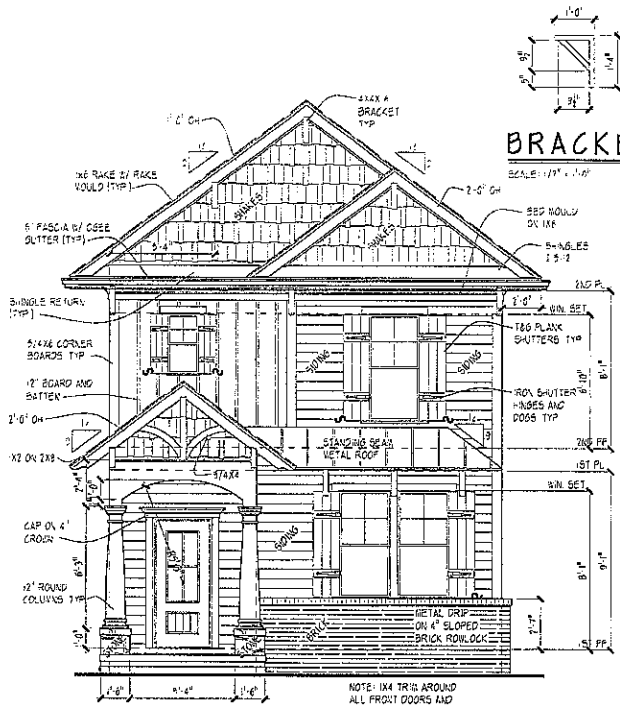
07302

DRAWN	SHEET NO
VD	A1



REAR ELEVATION

SCALE: 1/4" = 1'-0"

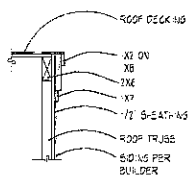


FRONT ELEVATION ELEV. 'A'

SCALE: 1/4" = 1'-0"

BRACKET

SCALE: 1/2" = 1'-0"



2/E1 FLUSH RAKE DETAIL

SCALE: 1"=1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS AND LATEST 2003 INTERNATIONAL BUILDING CODE WITH CURRENT ADDENDUM.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO GARRELL ASSOCIATES, INC. FOR JUSTIFICATION OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
4. ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND MUST REST ON UNDISTURBED SOIL WITH ADEQUATE BEARING CAPACITY TO SUPPORT THE STRUCTURE. A LOCAL ENGINEER MUST BE CONSULTED FOR PROPER FOOTING AND REINFORCEMENT SIZES.
5. CONTRACTOR TO ENSURE COMPATABILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. REINFORCE FOUNDATION WALLS PER LOCAL CODES.
7. ALL FOUNDATION AND STRUCTURAL REBARS SHALL BE DESIGNED AND STAMPED BY AN ENGINEER.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO MAKE A SELF CONSTRUCTED AND SAFE STRUCTURE.
9. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL STATE AND LOCAL BUILDING CODES.
10. ALL CEILING OR ROOF FRAMING SHALL BE DESIGNED TO CARRY AND TERMINATE LOADS THROUGH THE STRUCTURE TO FOUNDATION. ENGINEER MUST DETERMINE THE LOADS TO FULL CAPACITY BOLTS.
11. GARRELL ASSOCIATES ASSUMES NO LIABILITY FOR ANY WORK CONSTRUCTED FROM THIS PLAN.
12. THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILD STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
13. GARRELL ASSOCIATES, INC. IS THE SOLE OWNER OF THIS OR ANY OTHER VARIATION, MODIFICATION OF THIS DESIGN PROVIDED BY US.
14. ARCHITECTURAL DESIGN REQUIRES ENGINEERED FLOOR SYSTEMS TO NOT TO EXCEED 14" IN DEPTH. ENGINEER SHALL REVISE FLOOR DEPTH TO STAIR DESIGN AND SUPPLY ACCORDINGLY. NOTE: FLOOR SYSTEMS DEEPER THAN 14" IN DEPTH CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.
15. FOR CABINETRY PREPARED BY GARRELL ASSOCIATES, INC. AND ARCHITECTURAL, MECHANICAL STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.

3-B-09-UR

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TITLE: UNIT-3 ELEVATION-'A'

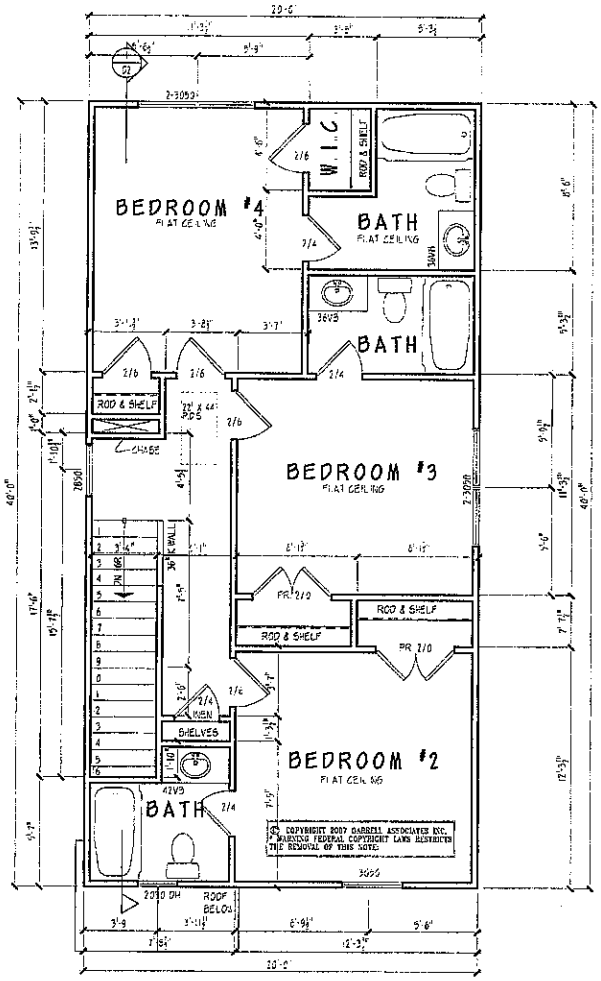
FRONT/REAR ELEVATION

DRAWN BY:	WD
DATE:	08/07/07
REV. No	DATE
1	08/23/07 (ST WD)
04160	08/14/08 (MWC)

SUBDIVISION / PLAN

JOB No 07303

SHEET No E1

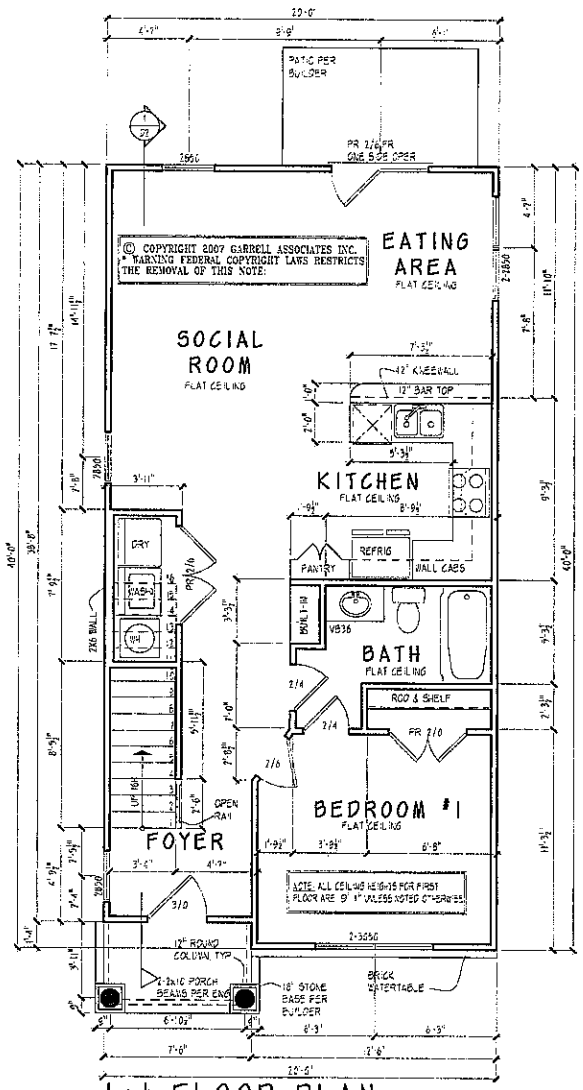


2nd FLOOR PLAN

SCALE 1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS AND LATEST CABO INTERNATIONAL BUILDING CODE WITH CURRENT ADDENDUM.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO GARRELL ASSOCIATES, INC. FOR JUSTIFICATION OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
4. ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND BUILT REINFORCED CONCRETE BOX, WITH ADEQUATE BEARING CAPACITY TO SUPPORT THE STRUCTURE. A LOCAL ENGINEER MUST BE CONSULTED FOR PROPER FOOTING AND REINFORCEMENT SIZES.
5. CONTRACTOR TO ENSURE COMPATABILITY OF THE BUILDING WITH ALL S.C. REQUIREMENTS.
6. REINFORCE FOUNDATION WALLS PER LOCAL CODES.
7. ALL FOUNDATION AND STRUCTURAL HEADERS SHALL BE DESIGNED AND STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A WELL CONSTRUCTED AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL STATE AND LOCAL BUILDING CODES.
9. ALL COLUMNS OR SOLID FRAMING SHALL BE DESIGNED TO CARRY AND TRANSMIT LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO FULL CAPACITY DEALS IN GARRELL ASSOCIATES ASSUMES NO LIABILITY FOR ANY WORK CONSTRUCTED FROM THIS PLAN.
10. THIS SHEET IS LICENSED & RELEASED FOR ONE INDIVIDUAL STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER NEW SITE OR LOCATION.
11. GARRELL ASSOCIATES INC. IS NOT SOLE OWNER OF THIS OR ANY DERIVATIVE MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN.
12. ARCHITECTURAL DESIGN ASSUMES ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH. ENGINEER SHALL REVISE FLOOR DEPTH TO STAIR DESIGN AND DOOR'S ACCORDINGLY. ANY FLOOR SYSTEMS DEEPER THAN 14" IN DEPTH CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.
13. THE STUDIES PREPARED BY GARRELL ASSOCIATES INC. ARE ARCHITECTURAL IN NATURE. STRUCTURAL DESIGNS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.



1st FLOOR PLAN

SCALE 1/4" = 1'-0"

SQR. FTG.	
1st FLOOR	793 S.F.
2nd FLOOR	793 S.F.
SUB-TOTAL	1,543 S.F.
FRONT PORCH	38 S.F.
TOTAL	1,581 S.F.

3-B-09-UR

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PHONE (843) 814-3339
WWW.GARRELLASSOCIATES.COM

UNIT-3 ELEVATION-'A'
1ST & 2ND FLOOR PLANS

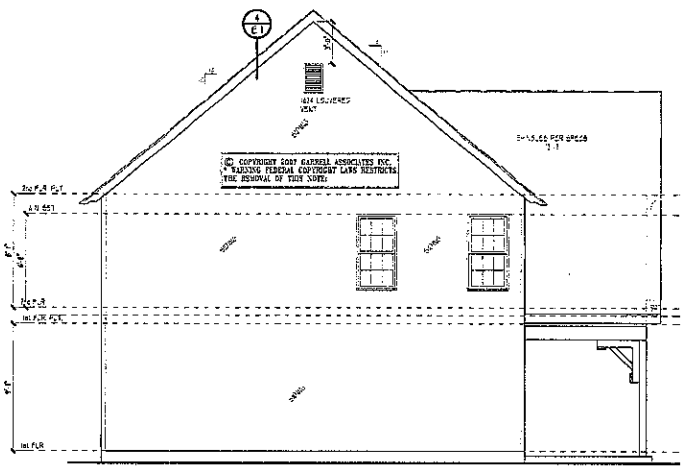
DRAWN BY: VJL
DATE: 08/07/07

REV. No.	DATE
1	08/31/07 (VJL)
04-08	09/24/04(PWL)

SUBDIVISION / PLAN:

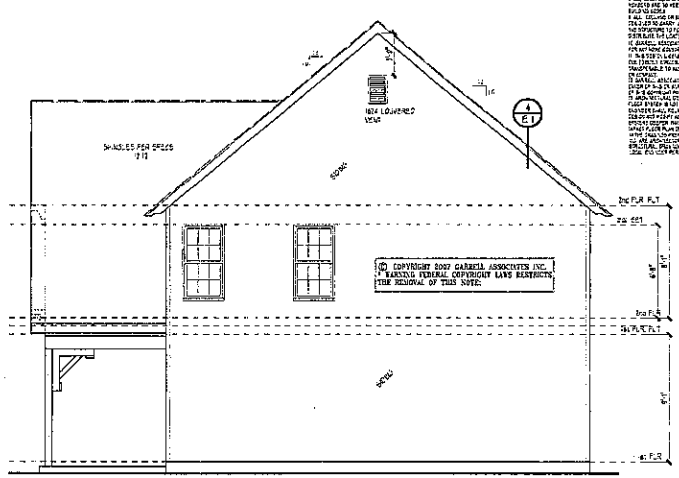
JOB No. 07303

SHEET No. A1



LEFT SIDE ELEVATION

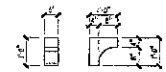
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

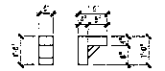
SCALE 1/4" = 1'-0"

GENERAL NOTES



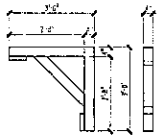
1 E1 BRACKET

SCALE 1/2" = 1'-0"



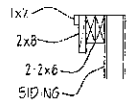
2 E1 BRACKET

SCALE 1/2" = 1'-0"



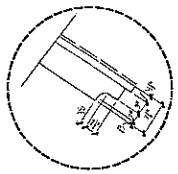
3 E1 BRACKET

SCALE 1/2" = 1'-0"



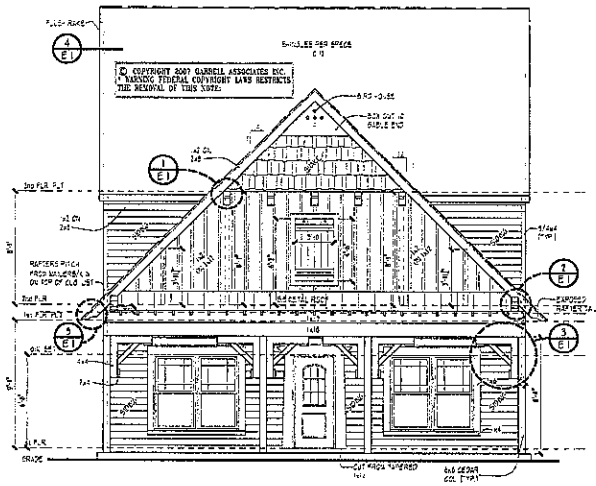
4 E1 FLUSH RAKE DET.

SCALE 1" = 1'-0"



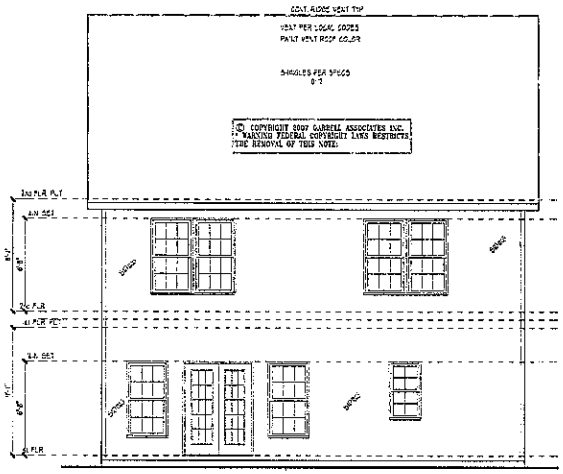
5 E1 RAFTER TAIL DET.

SCALE 1" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

3-B-09-UR

R & M DEVELOPMENT, LLC

COLUMBIA, SC

GARRELL ASSOCIATES INC.

UNIT-4 ELEV-'A'

ELEVATIONS

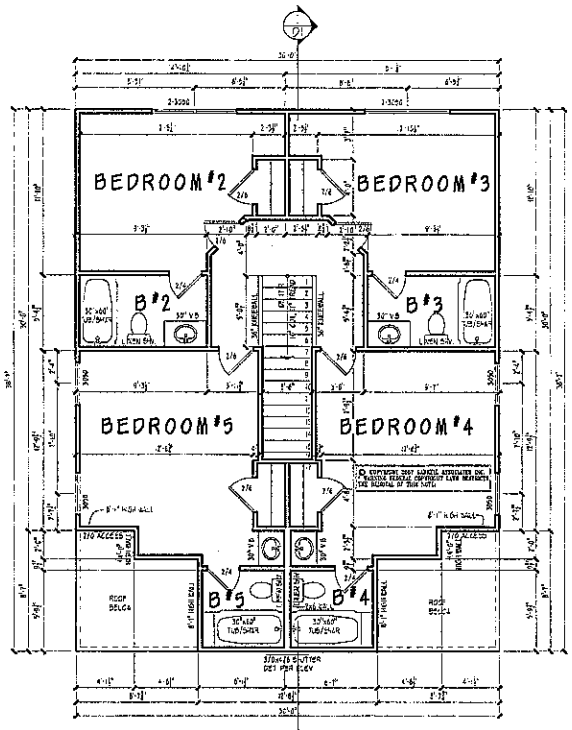
08/07/07

REV NO	REV DATE/INIT

07304

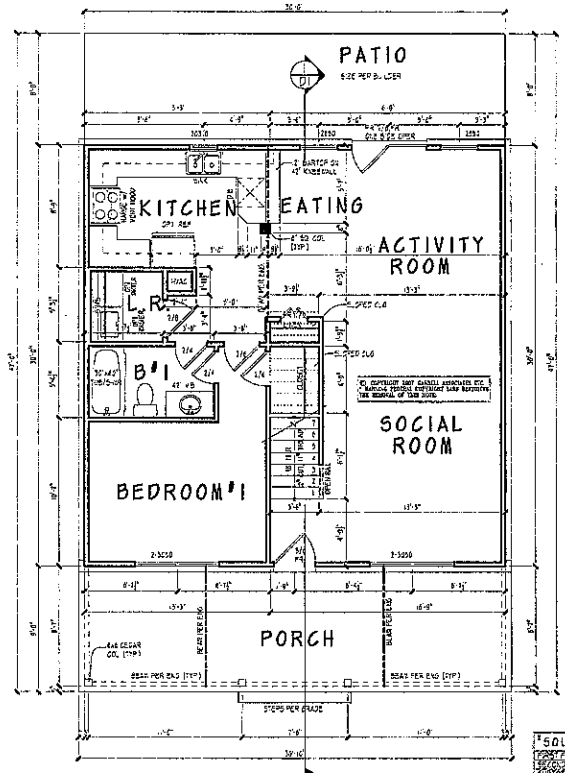
DRAWN BY: VD

SHEET NO.: E1



2nd FLOOR PLAN

SCALE 1/4" = 1'-0"



1st FLOOR PLAN

SCALE 1/4" = 1'-0"

GENERAL NOTES

SQUARE FOOTAGES	
FIRST FLOOR (HEATED)	1,[illegible] S.F.
SECOND FLOOR (HEATED)	1,[illegible] S.F.
SUBTOTAL (HEATED)	1,[illegible] S.F.
PORCH	X,XXX S.F.
OTHER	X,XXX S.F.
OTHER	X,XXX S.F.
GROSS TOTAL	1,[illegible] S.F.

*CALCULATED PER U.B.C. INDUSTRY STD. TO OUTSIDE FACE OF STUD.
STAIRS & 2-STORY COUNTED ONCE.

3-B-09-UR

R & M DEVELOPMENT, LLC

COLUMBIA, SC

GARRELL ASSOCIATES INC.

UNIT-4 ELEV-'A'

1st & 2nd FLR. PLANS

08/07/07

REV. NO	REV DATE/INIT.
1	01/31/07 (VD)
ST 1B	01/30/07 (VD)

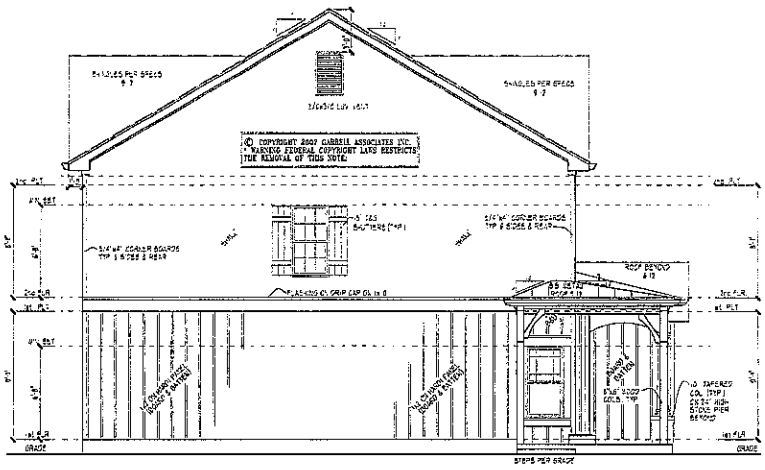
THIS REPRODUCED DESIGN IS THE SOLE PROPERTY OF GARRELL ASSOCIATES INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF GARRELL ASSOCIATES INC

CALL OUT A GARRELL ASSOCIATES ARCHITECT, CONTRACTOR, OR STRUCTURAL ENGINEER BEFORE ATTEMPTING TO USE PT TYPE PLAN

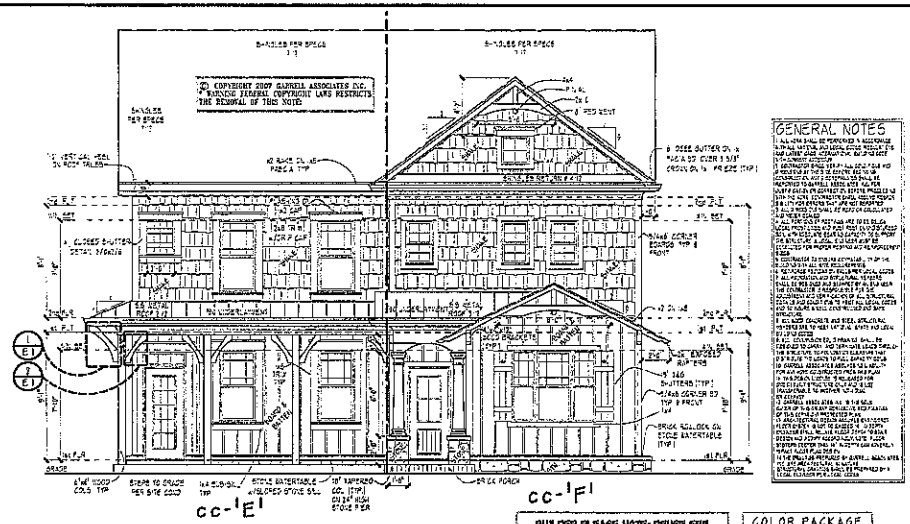
FILE LOCATION

07304

DRAWN BY:	SHEET NO.:
VD	A1



LEFT SIDE ELEVATION

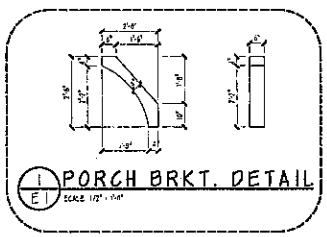


FRONT ELEVATION

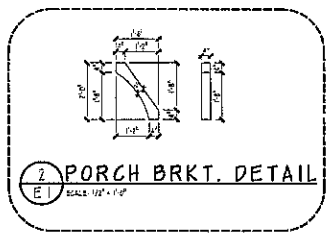
GENERAL NOTES

BUILDER PLEASE NOTE: REUSE FEE

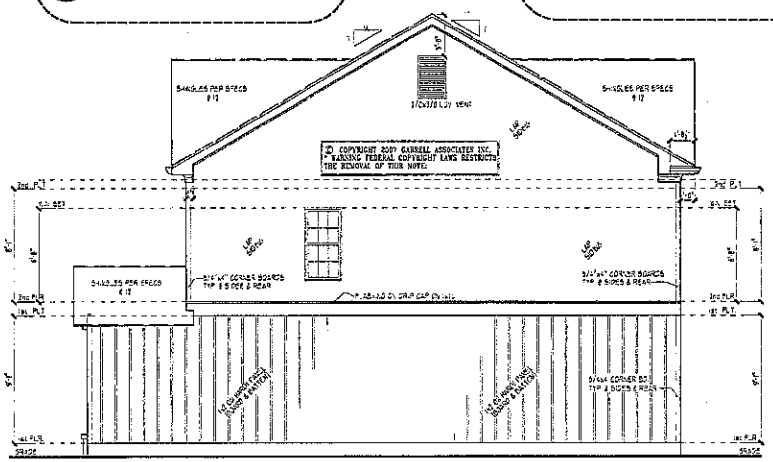
COLOR PACKAGE



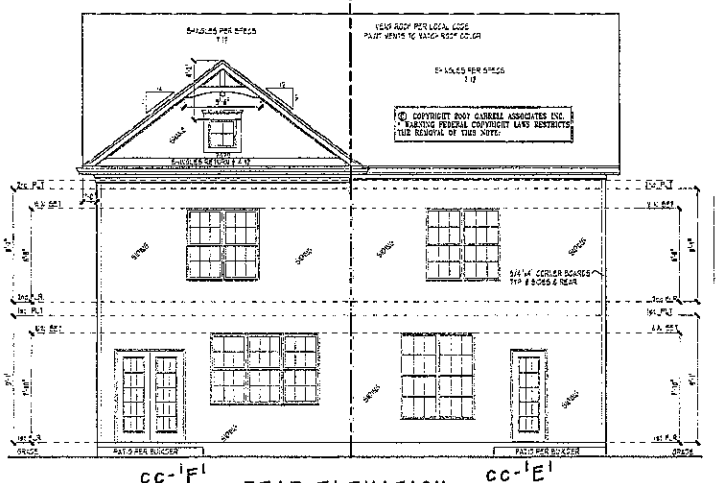
1 E1 PORCH BRKT. DETAIL



2 E1 PORCH BRKT. DETAIL



RIGHT SIDE ELEVATION



REAR ELEVATION

3-B-09-UR

R & M DEVELOPMENT, LLC.

COUPLED COTTAGES
COLUMBIA, SC

GARRELL ASSOCIATES, INC.

UNIT #5

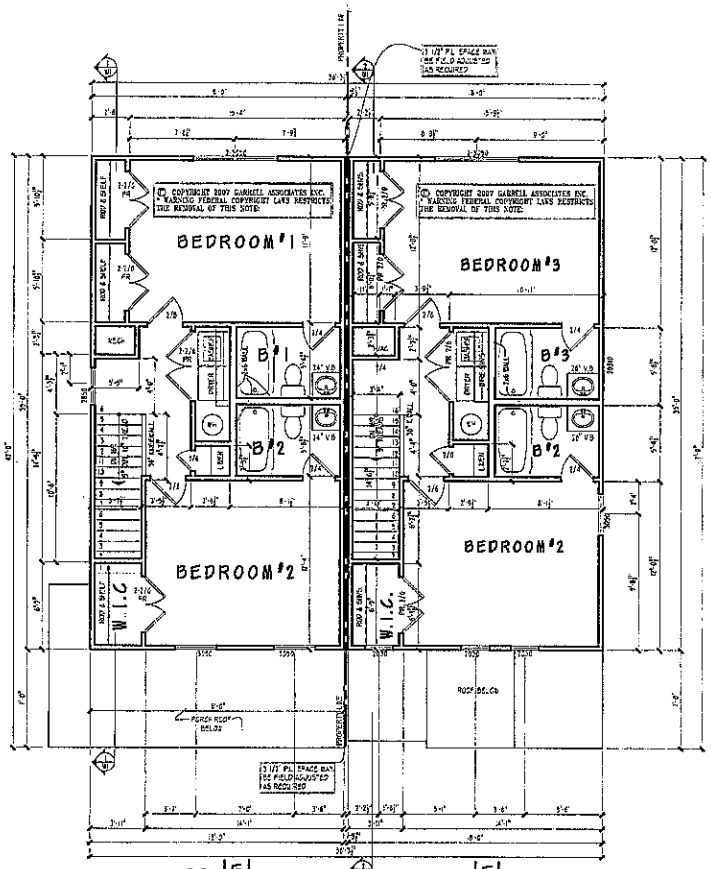
ELEVATIONS

08/07/07

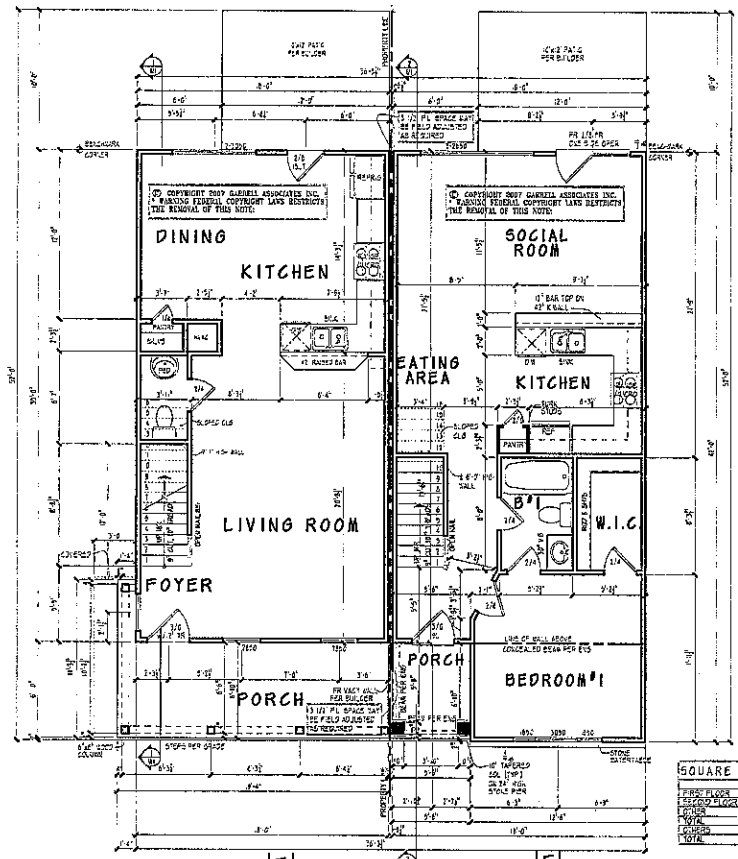
REV NO	REV DATE/INIT
	08/07/07

07307

DRAWN BY: VD | SHEET NO.: E1



2nd FLOOR PLAN



1st FLOOR PLAN

GENERAL NOTES

SQUARE FOOTAGES

	cc-'E'	cc-'F'
FIRST FLOOR	637 S.F.	637 S.F.
SECOND FLOOR	593 S.F.	593 S.F.
OTHER	XXXXX	XXXXX
TOTAL	1230 S.F.	1230 S.F.
OTHER	XXXXX	XXXXX
TOTAL	1230 S.F.	1230 S.F.

3-B-09-UR

R & M DEVELOPMENT, LLC.

COUPLED COTTAGES

COLUMBIA SC

GARRELL ASSOCIATES INC.

UNIT #5

FLOOR PLANS

08/07/07

REV NO	REV DATE/	
1	09/29/07	
47844	08/29/07	

07307

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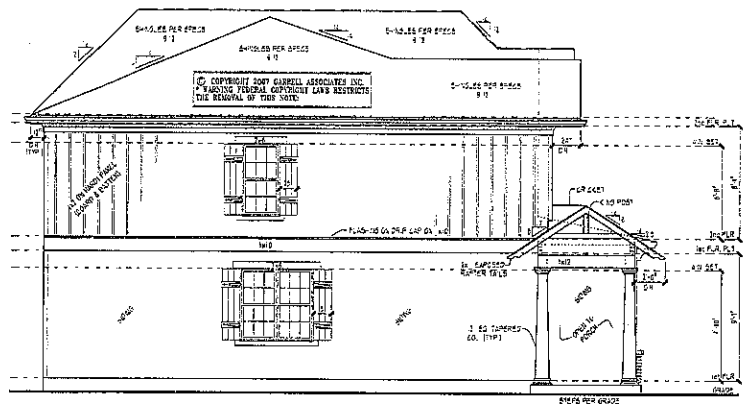
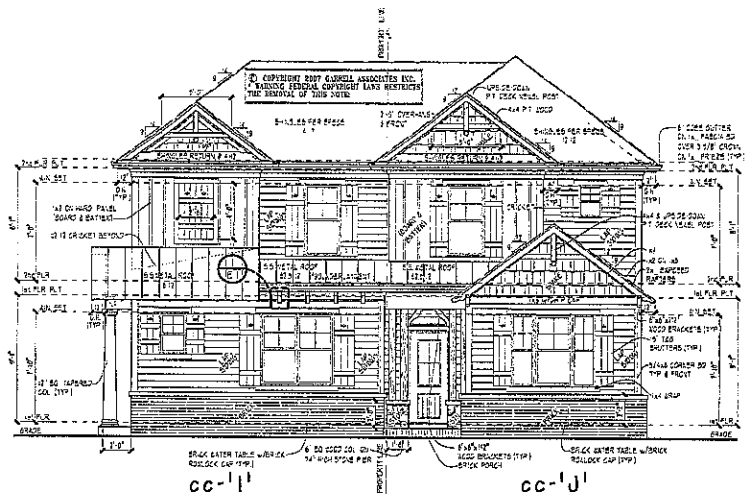
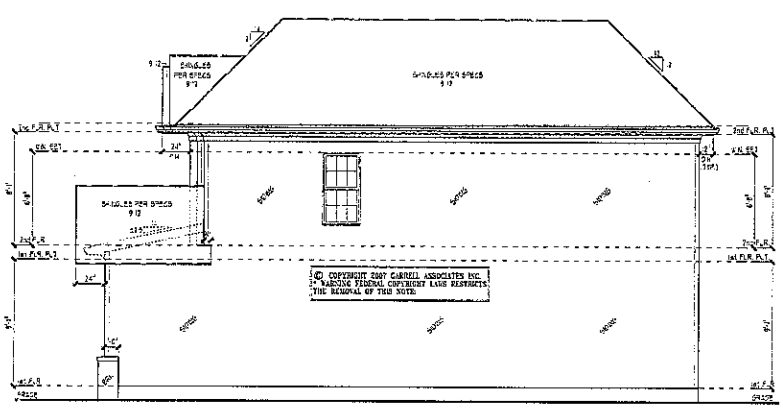
VD	A1



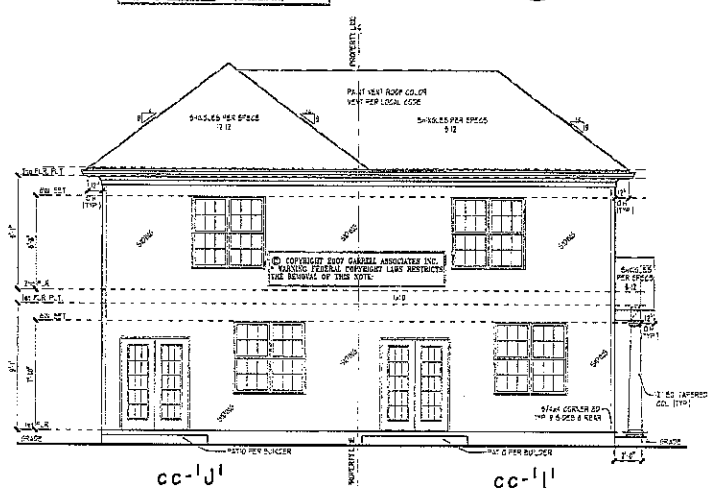
LEFT SIDE ELEVATION



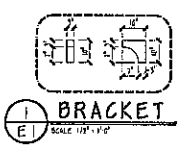
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



BRACKET

GENERAL NOTES

BUILDER PLEASE NOTE: REUSE PDE

COLOR PACKAGE

3-B-09-UR

R & M DEVELOPMENT, LLC.

COUPLED COTTAGES

COLUMBIA, SC

GARRELL ASSOCIATES INC.

UNIT-6 ELEV.-'A'

ELEVATIONS

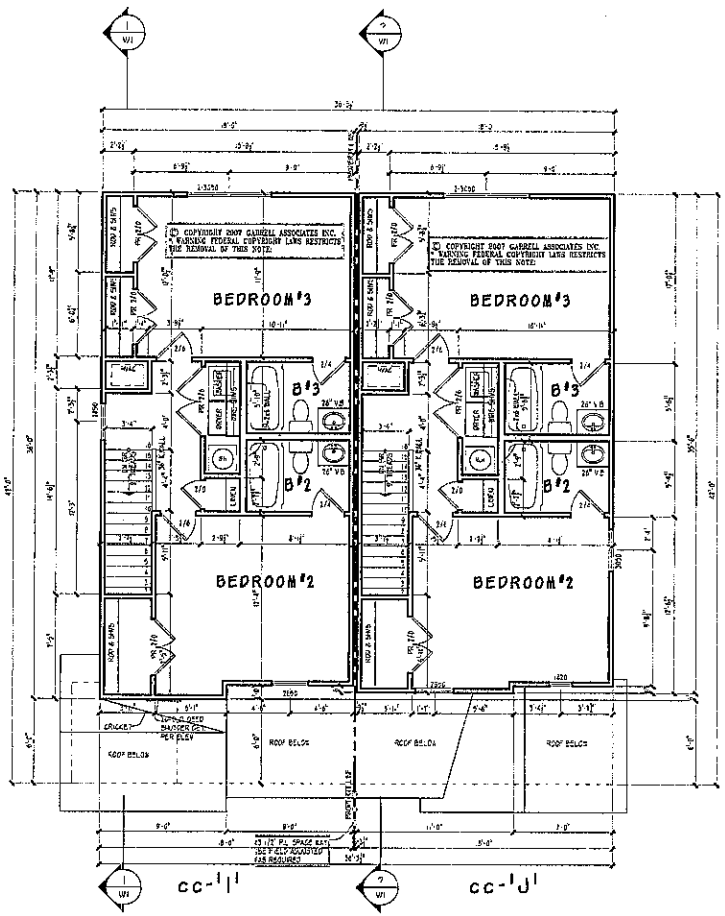
08/07/07

REV NO	REV DATE/INIT
1	08/20/07 [illegible]

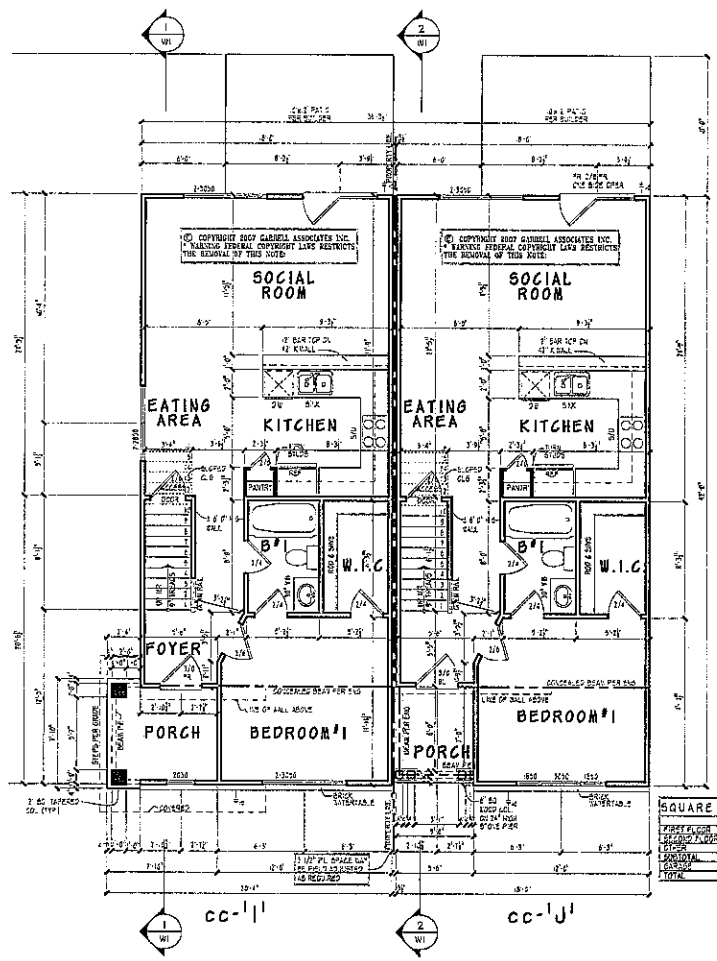
07308

DRAWN BY: VD

SHEET NO.: E1



2nd FLOOR PLAN



1st FLOOR PLAN

GENERAL NOTES

SQUARE FOOTAGES

	CO'F	SO'F
FIRST FLOOR	716 S.F.	717 S.F.
SECOND FLOOR	601 S.F.	598 S.F.
LOFT	XXXX	XXXX
SUBTOTAL	1317 S.F.	1315 S.F.
GARAGE	XXXX	XXXX
TOTAL	1317 S.F.	1315 S.F.

3-B-09-UR

R & M DEVELOPMENT, LLC.

COUPLED COTTAGES
COLUMBIA, SC

GARRELL ASSOCIATES INC.

UNIT-6 ELEV.-'A'

FLOOR PLANS

08/07/07

REV. NO	REV DATE/INIT
1	08/08/07 [illegible]

07344 08/08/07 [illegible]

07308

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VD	A1